



Proposed view from Coram's Fields March 2014



Proposed view from Coram's Fields May 2014



Proposed view from Coram's Fields July 2014



Existing view from Hunter Street



Proposed view from Hunter Street May 2013



Proposed view from Hunter Street March 2014



Proposed view from Hunter Street May 2014



Proposed view from Hunter Street July 2014



PLANNING DRAWINGS - PROPOSED EYE CATCHER MAY 2014

Layout

The design of the footprint has been optimized to ensure the building makes best use of the site and internal organisation has been designed to allow for flexibility. The floor plate is simple and clear, providing the maximum uninterrupted area.

The primary core and entrance is located along the North edge of the eye catcher.

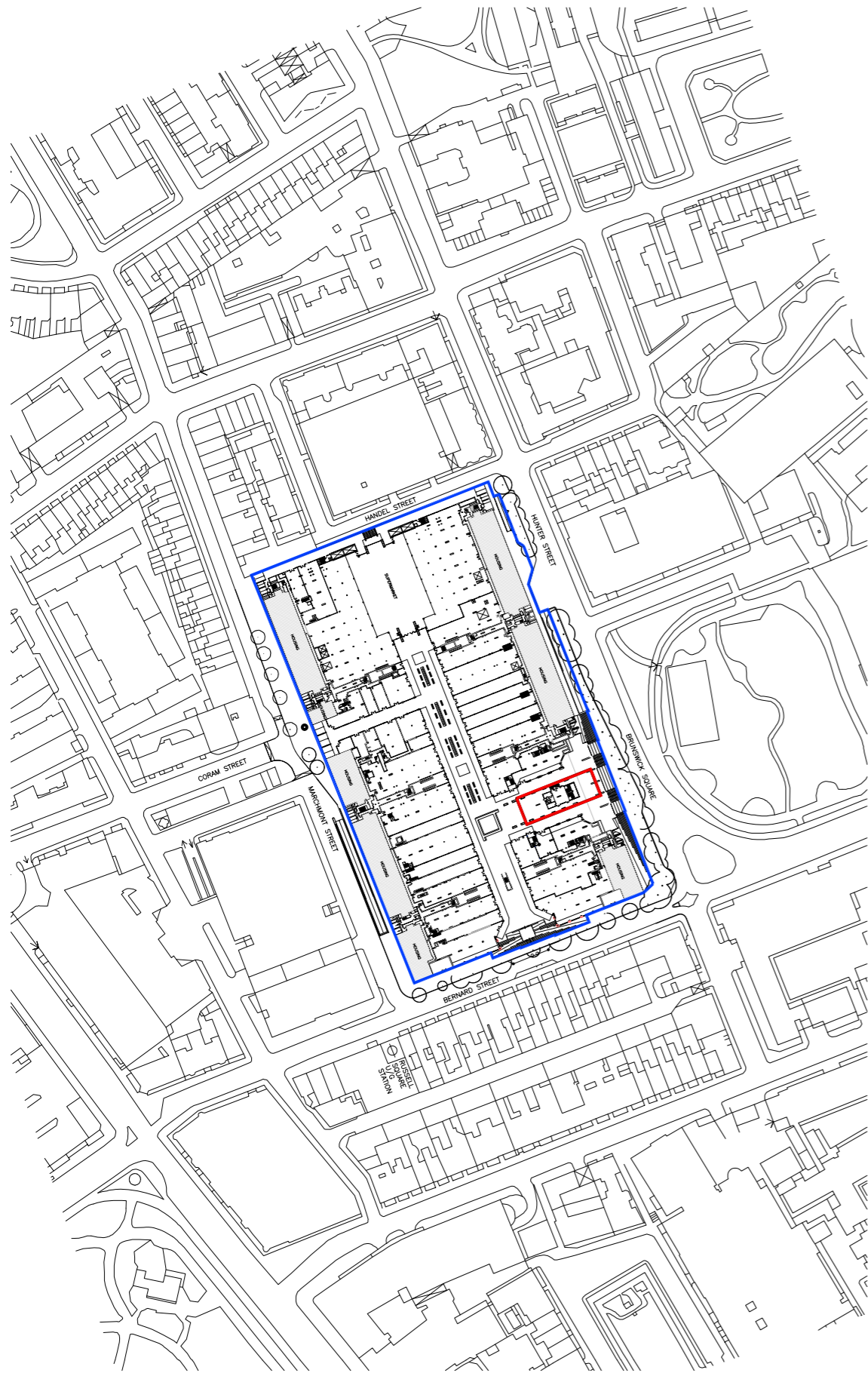
The building will offer 360 m² of quality restaurant space.

Access and circulation

The eye catcher has been designed to have a minimal footprint at ground, thereby ensuring that pedestrian movement is not inhibited at the concourse level.

Servicing

All servicing of the proposed eye catcher will be via the existing lower basement carpark.



LOCATION PLAN 1:1250

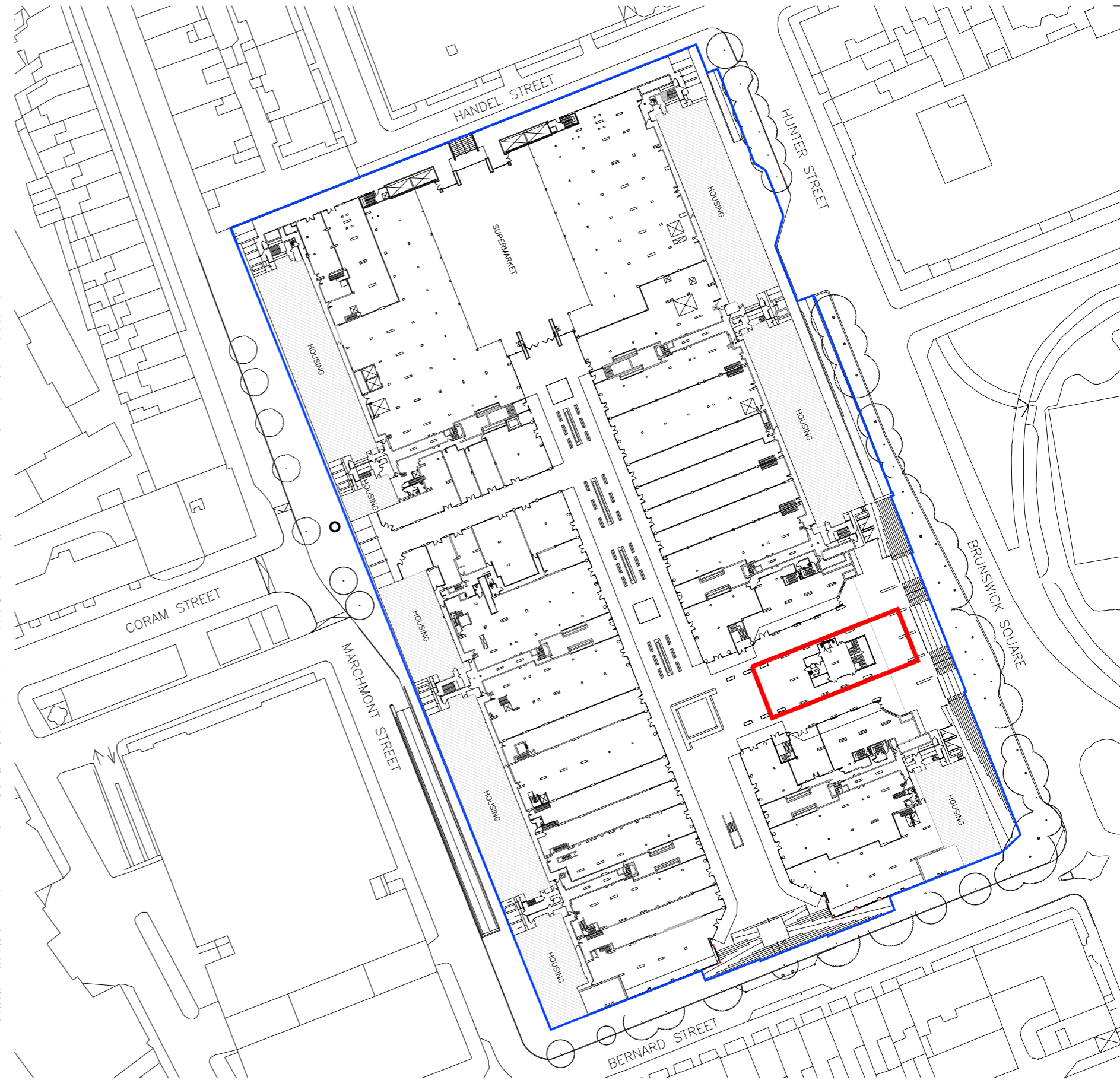


standard notes

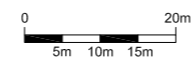
1. Do not scale this drawing.
2. All dimensions must be checked on site and any discrepancies verified with the architect.
3. Unless shown otherwise, all dimensions are to structural surfaces.

THIS IS NOT A CONSTRUCTION DRAWING. IT IS UNSUITABLE FOR THE PURPOSE OF CONSTRUCTION AND MUST ON NO ACCOUNT BE USED AS SUCH.

drawing notes



LOCATION PLAN 1:500



revisions

| revision | date | description |
|----------|----------|----------------|
| P1 | 16.05.14 | Planning issue |

EYECATCHER BRUNSWICK

date 16.05.2014 **client** Jones Lang LaSalle

scale VARIES@A1 **drawing** SITE LOCATION

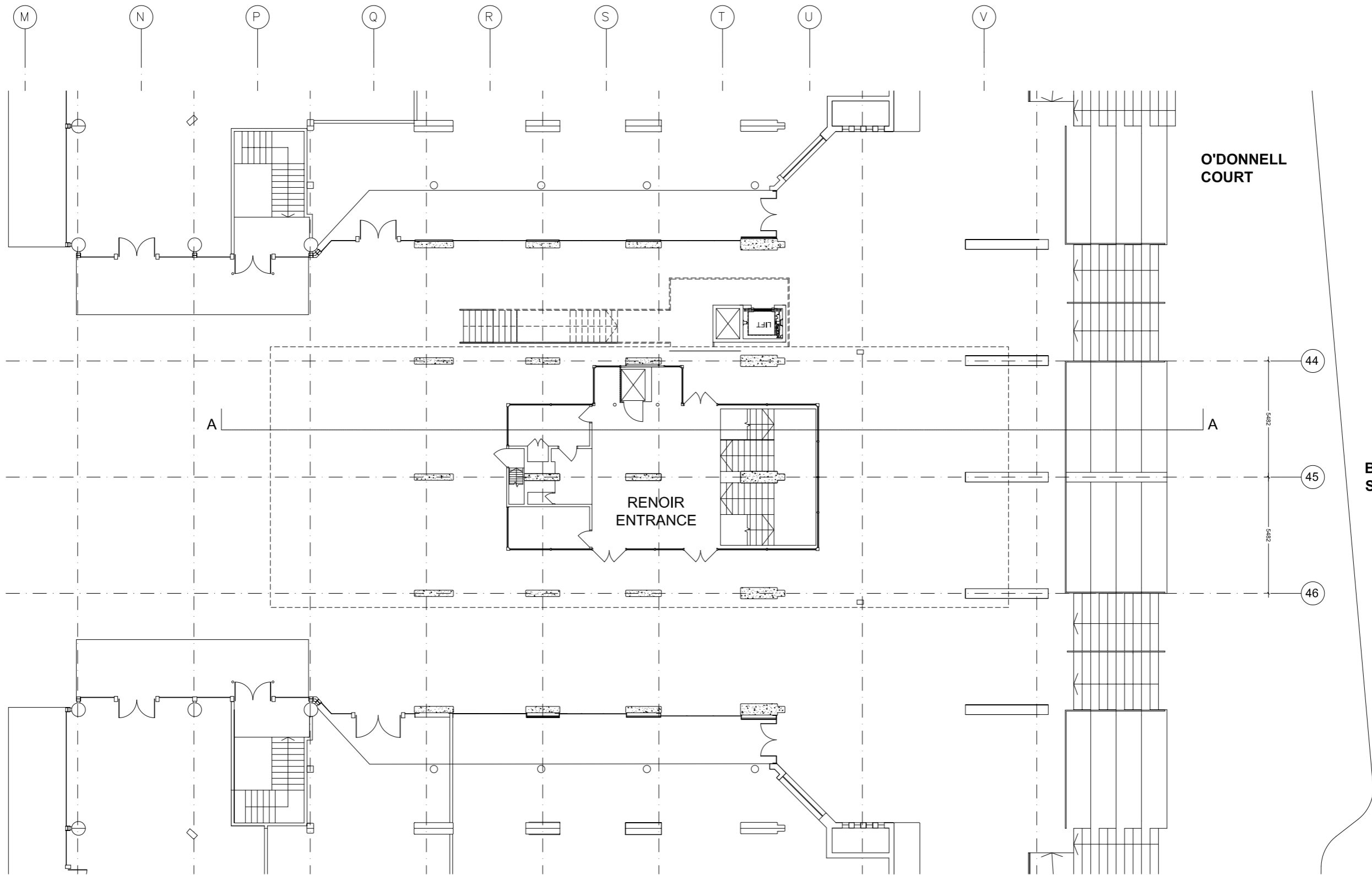
drawn ** **checked** ** **drawing number** 2937a_D_105 **rev** P1

File:location

Levitt Bernstein
1 Kingsland Passage
London
E8 2BB

t: 020 7275 7676
f: 020 7275 9348
w: levittbernstein.co.uk
e: post@levittbernstein.co.uk

Levitt Bernstein



O'DONNELL COURT

BRUNSWICK SQUARE

RENOIR ENTRANCE

A

A

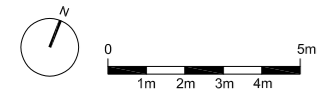
44

45

46

5482
5482

LEVEL A PLAN 1:100



standard notes

1. Do not scale this drawing.
2. All dimensions must be checked on site and any discrepancies verified with the architect.
3. Unless shown otherwise, all dimensions are to structural surfaces.

THIS IS NOT A CONSTRUCTION DRAWING, IT IS UNSUITABLE FOR THE PURPOSE OF CONSTRUCTION AND MUST ON NO ACCOUNT BE USED AS SUCH.

drawing notes

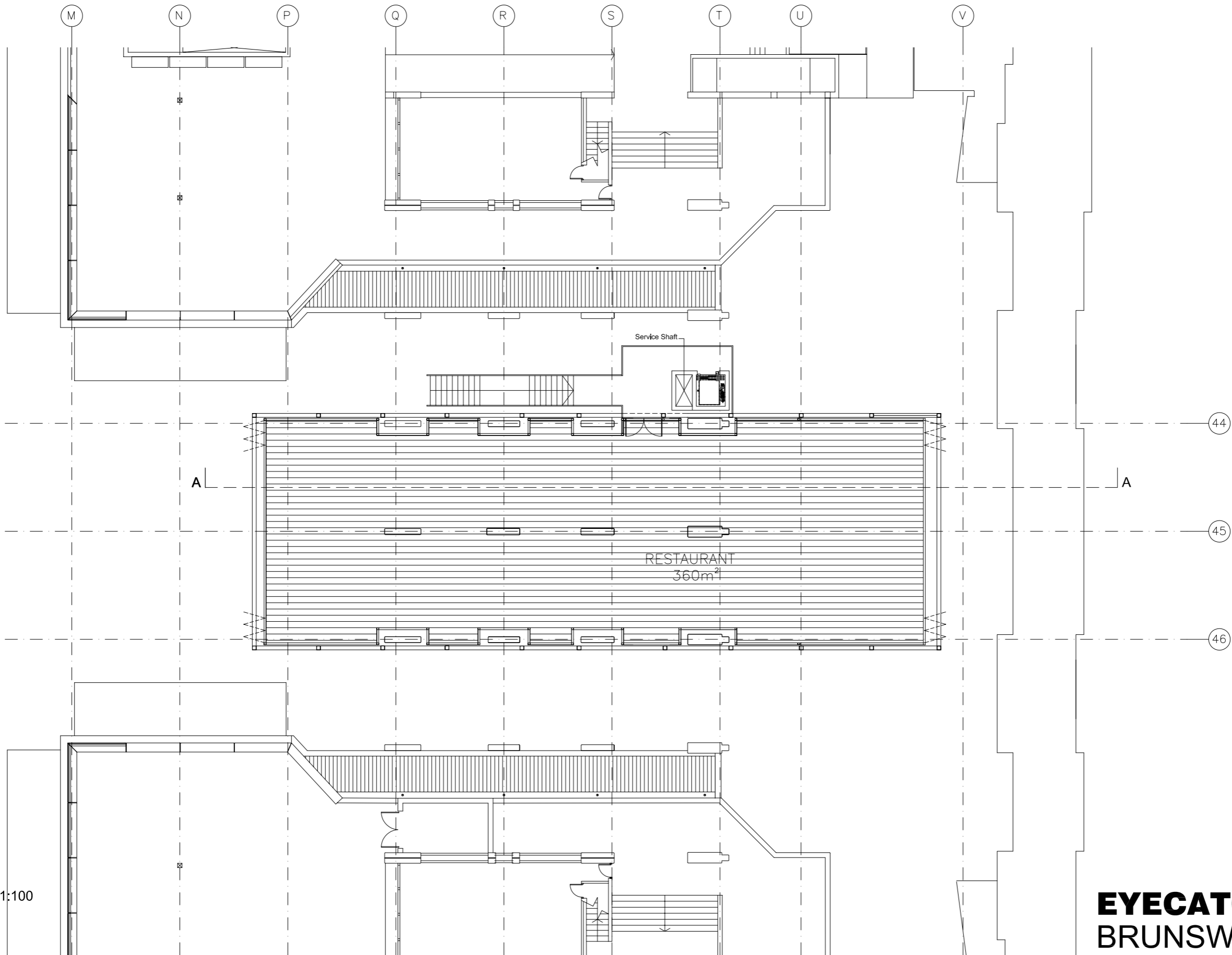
revisions

| revision | date | description |
|----------|----------|------------------------|
| P1 | 16.05.14 | Planning issue |
| P2 | 13.06.14 | Revised Planning issue |
| P3 | 25.07.14 | Revised Planning Issue |

EYECATCHER BRUNSWICK

date 16.05.2014
client Jones Lang LaSalle
scale 1:100@A1
drawn **
checked **
drawing number 2937a_D_110
rev P3

Levitt Bernstein
 1 Kingsland Passage
 London
 E8 2BB
 t: 020 7275 7676
 f: 020 7275 9348
 w: levittbernstein.co.uk
 e: post@levittbernstein.co.uk
 Levitt Bernstein



LEVEL B PLAN 1:100



standard notes

1. Do not scale this drawing.
2. All dimensions must be checked on site and any discrepancies verified with the architect.
3. Unless shown otherwise, all dimensions are to structural surfaces.

THIS IS NOT A CONSTRUCTION DRAWING, IT IS UNSUITABLE FOR THE PURPOSE OF CONSTRUCTION AND MUST ON NO ACCOUNT BE USED AS SUCH.

drawing notes

revisions

| revision | date | description |
|----------|----------|------------------------|
| P1 | 16.05.14 | Planning Issue |
| P2 | 13.06.14 | Revised Planning Issue |
| P3 | 25.07.14 | Revised Planning Issue |

EYECATCHER BRUNSWICK

date 16.05.2014 **client** Jones Lang LaSalle

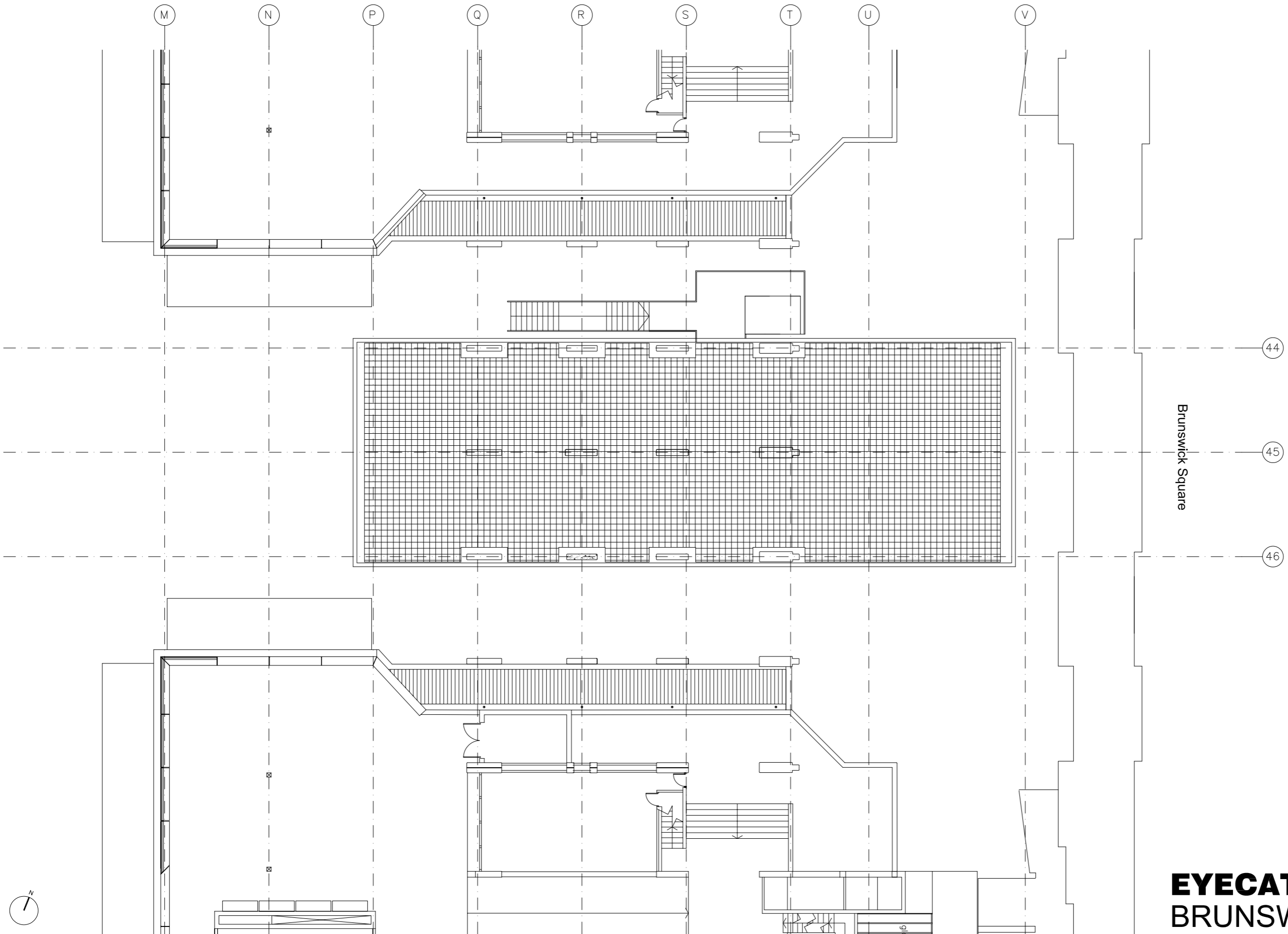
scale 1:100@A1 **drawing** LEVEL B PLAN

drawn ** **checked** ** **drawing number** 2937a_D_111 **rev** P3

File:location

Levitt Bernstein
1 Kingsland Passage
London
E8 2BB

t: 020 7275 7676
f: 020 7275 9348
w: levittbernstein.co.uk
e: post@levittbernstein.co.uk



Brunswick Square

EYECATCHER BRUNSWICK

standard notes
 1. Do not scale this drawing.
 2. All dimensions must be checked on site and any discrepancies verified with the architect.
 3. Unless shown otherwise, all dimensions are to structural surfaces.

drawing notes
 Roof lights omitted

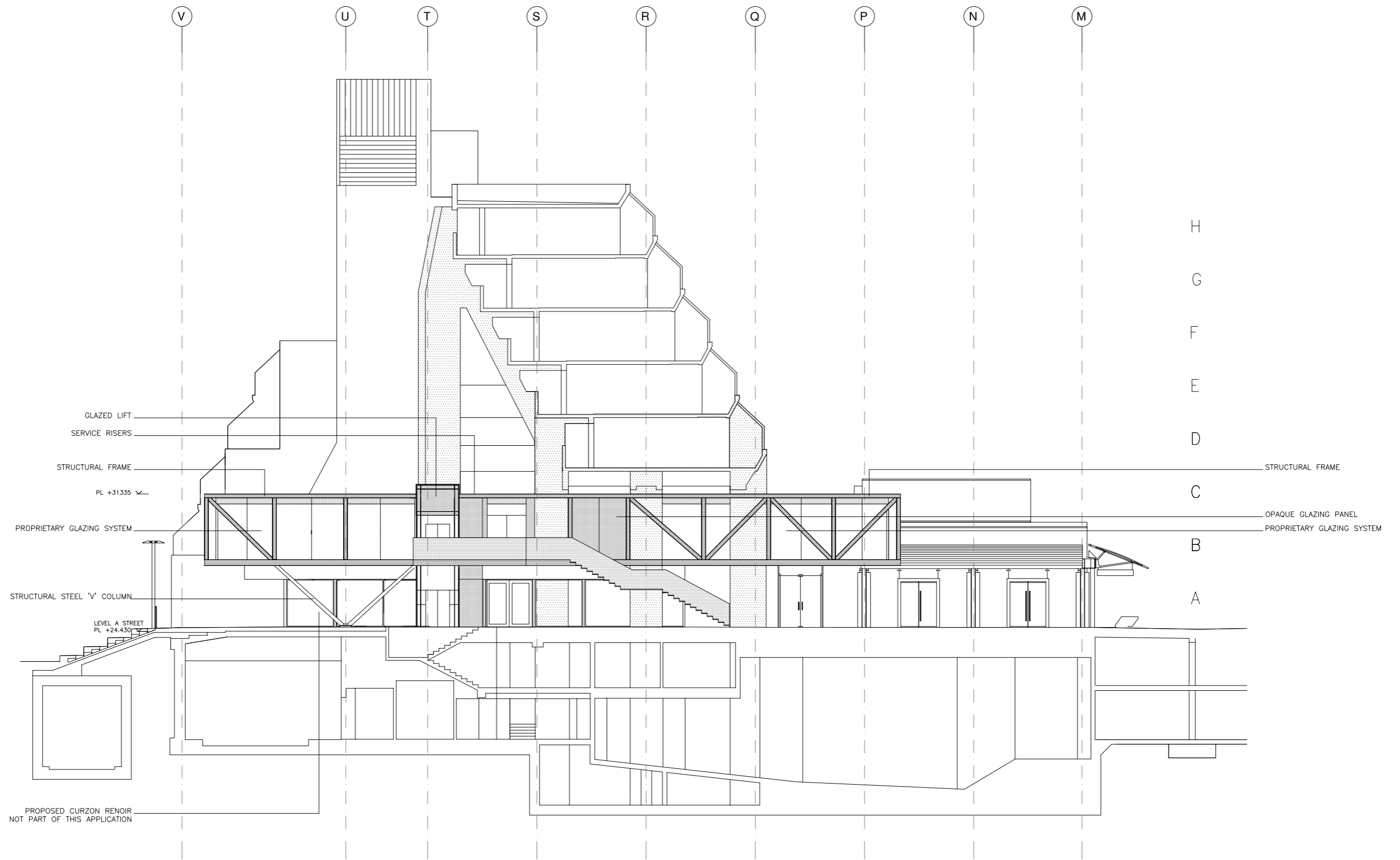
revisions

| | | |
|----|----------|---------------------------------|
| P1 | 16.05.14 | Planning Issue |
| P2 | 14.06.14 | Revised design - Planning Issue |
| P3 | 25.07.14 | Revised design - Planning issue |

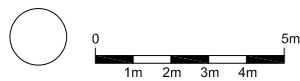
date 16.05.2014
client Jones Lang LaSalle
scale 1:100@A1
drawing ROOF PLAN
drawn **
checked **
drawing number 2937a_D_112
rev P3

Levitt Bernstein
 1 Kingsland Passage
 London
 E8 2BB
 t: 020 7275 7676
 f: 020 7275 9348
 w: levittbernstein.co.uk
 e: post@levittbernstein.co.uk
Levitt Bernstein

THIS IS NOT A CONSTRUCTION DRAWING. IT IS UNSUITABLE FOR THE PURPOSE OF CONSTRUCTION AND MUST ON NO ACCOUNT BE USED AS SUCH.



ELEVATION E01 NORTH 1:100



standard notes

1. Do not scale this drawing.
2. All dimensions must be checked on site and any discrepancies verified with the architect.
3. Unless shown otherwise, all dimensions are to structural surfaces.

THIS IS NOT A CONSTRUCTION DRAWING, IT IS UNSUITABLE FOR THE PURPOSE OF CONSTRUCTION AND MUST ON NO ACCOUNT BE USED AS SUCH.

drawing notes

revisions

| no | date | description |
|----|----------|------------------------|
| P1 | 16.05.14 | Planning issue |
| P2 | 13.06.14 | Revised Planning Issue |
| P3 | 25.07.14 | Revised Planning Issue |

EYECATCHER BRUNSWICK CNTR

date
16.05.2014

client
Jones Lang LaSalle

scale
1:100@A1

drawing
ELEVATION - NORTH

drawn
**

checked
**

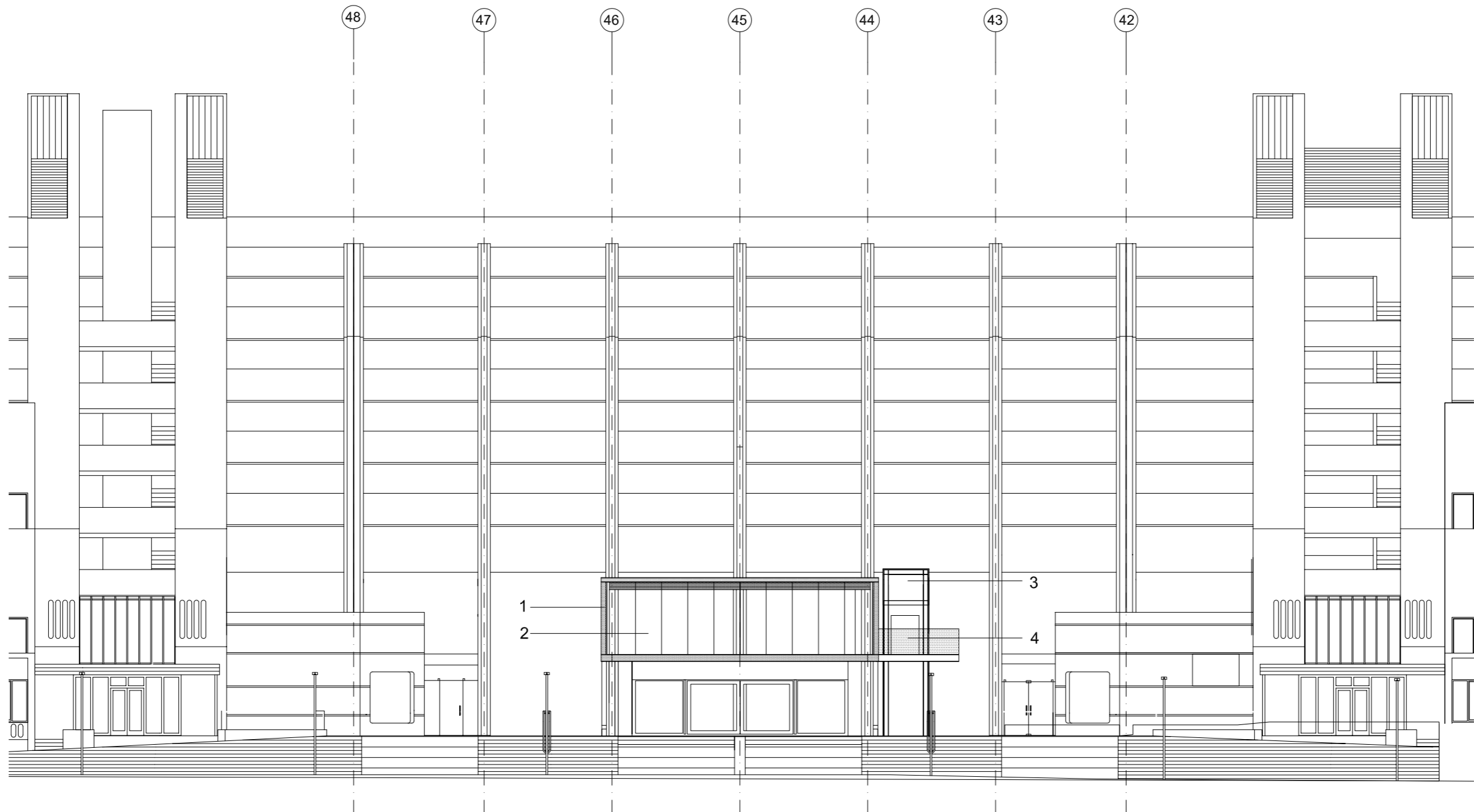
drawing number
2937a_D_200

rev
P3

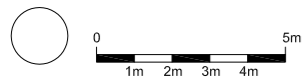
FileLocation

Levitt Bernstein
1 Kingsland Passage
London
E8 2BB

t: 020 7275 7676
f: 020 7275 9348
w: levittbernstein.co.uk
e: post@levittbernstein.co.uk



ELEVATION E02 NORTH 1:100



standard notes

1. Do not scale this drawing.
2. All dimensions must be checked on site and any discrepancies verified with the architect.
3. Unless shown otherwise, all dimensions are to structural surfaces.

THIS IS NOT A CONSTRUCTION DRAWING, IT IS UNSUITABLE FOR THE PURPOSE OF CONSTRUCTION AND MUST ON NO ACCOUNT BE USED AS SUCH.

drawing notes

1. Structural Frame
2. Proprietary glazing
3. Glazed lift and service enclosure
4. Opaque glass balustrade

revisions

| rev | date | description |
|-----|----------|------------------------|
| P1 | 16.05.14 | Planning Issue |
| P2 | 13.06.14 | Revised Planning Issue |
| P3 | 25.07.14 | Revised Planning Issue |

EYE CATCHER BRUNSWICK

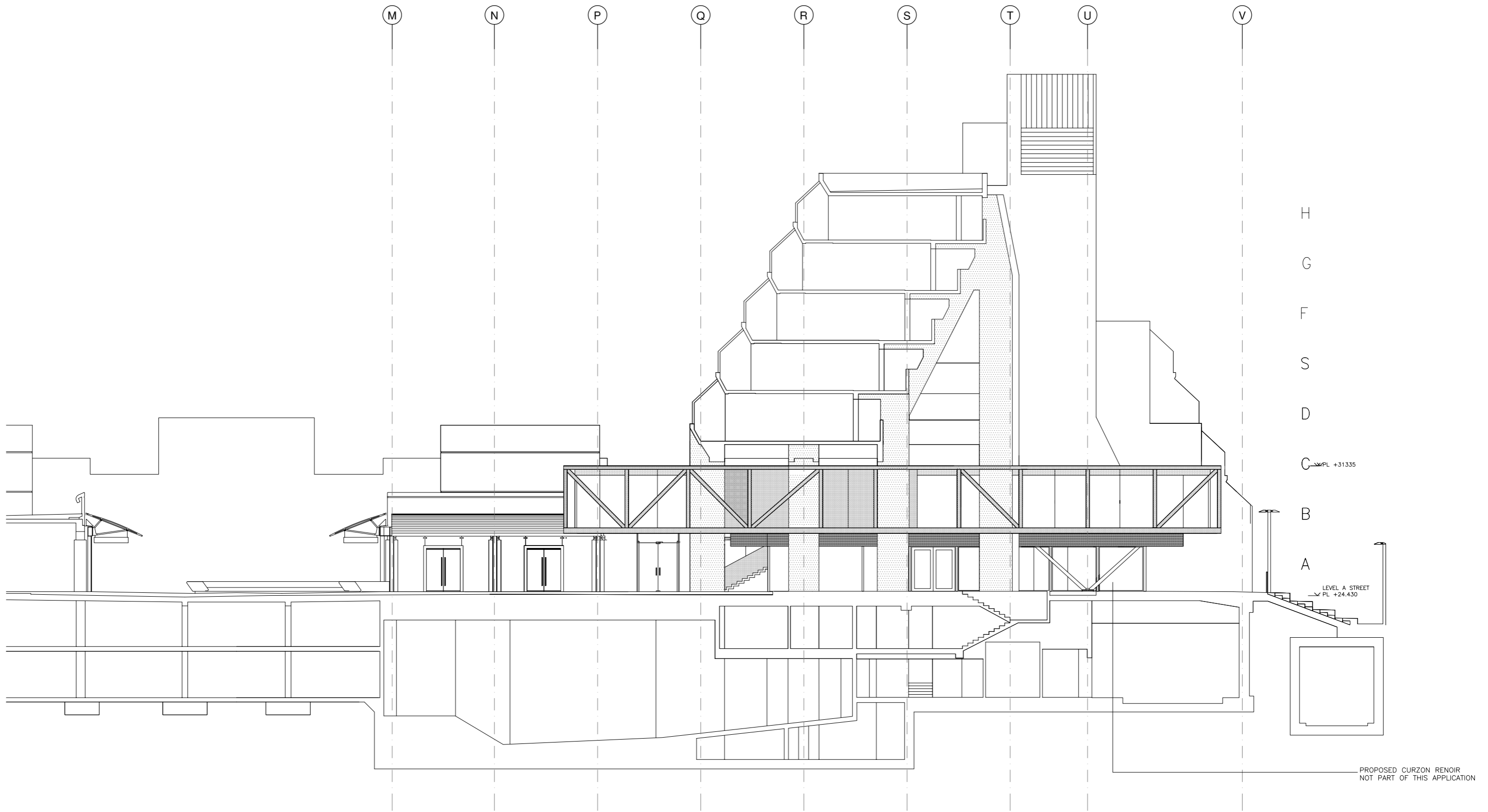
date 16.05.2014 **client** Jones Lang LaSalle
scale 1:100@A1 **drawing** ELEVATION EAST
drawn ** **checked** ** **drawing number** 2937a_D_201 **rev** P3

File:Location

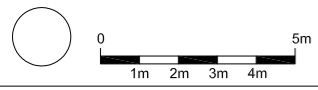
Levitt Bernstein
 1 Kingsland Passage
 London
 E8 2BB

t: 020 7275 7676
 f: 020 7275 9348
 w: levittbernstein.co.uk
 e: post@levittbernstein.co.uk

Levitt Bernstein



ELEVATION E03 SOUTH 1:100



standard notes

1. Do not scale this drawing.
2. All dimensions must be checked on site and any discrepancies verified with the architect.
3. Unless shown otherwise, all dimensions are to structural surfaces.

THIS IS NOT A CONSTRUCTION DRAWING. IT IS UNSUITABLE FOR THE PURPOSE OF CONSTRUCTION AND MUST ON NO ACCOUNT BE USED AS SUCH.

drawing notes

| revisions | |
|-----------|------------------------------------|
| P1 | 16.05.14 Planning Issue |
| P2 | 13.06.14 Revised Planning Issue |
| P3 | 25.07.14 Revised Planning Issue |

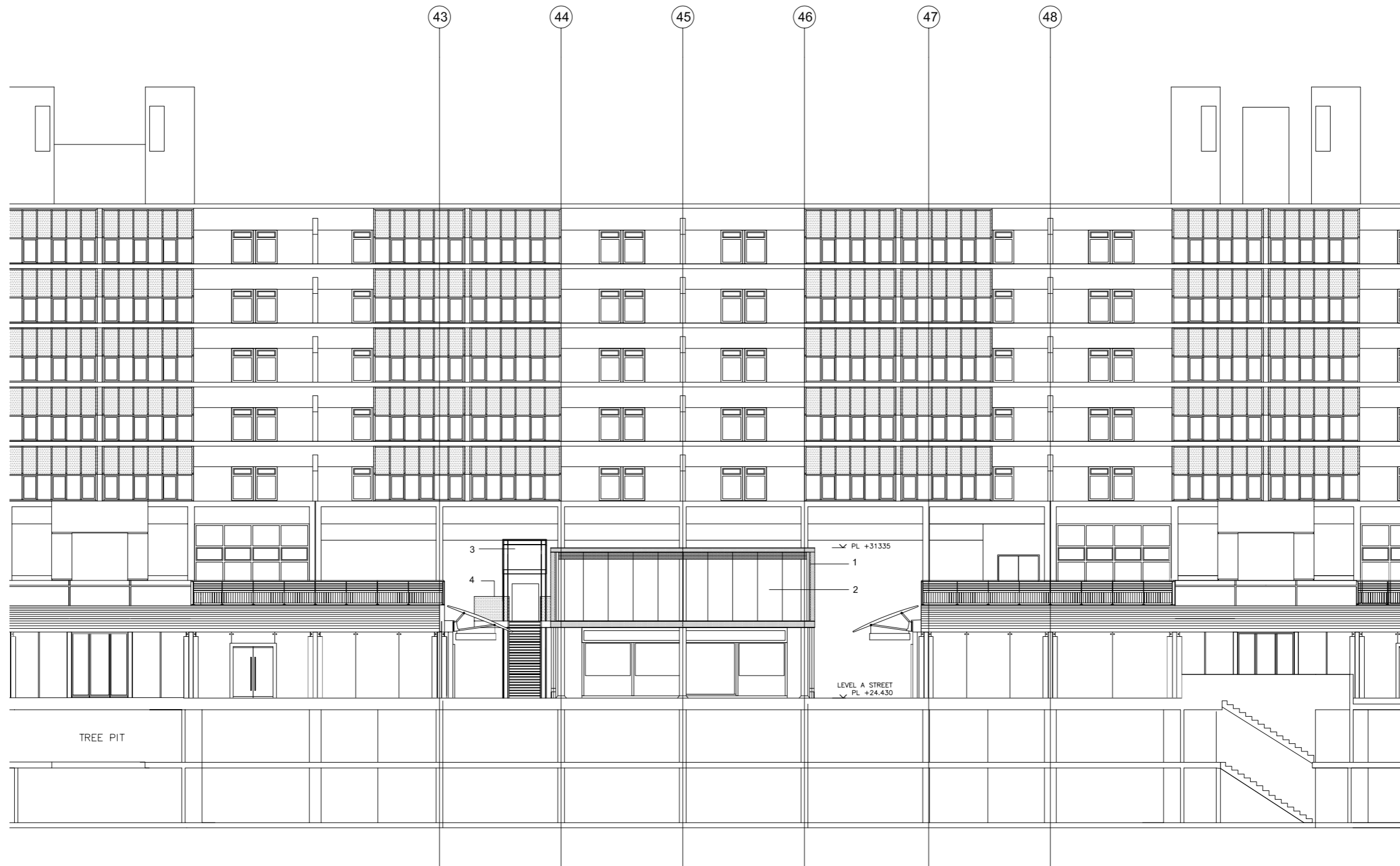
EYECATCHER BRUNSWICK

date 16.05.2014
scale 1:100@A1
drawn **
checked **
drawing number 2937a_D_202
rev P3

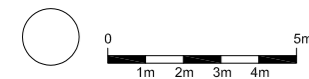
client Jones Lang LaSalle

Levitt Bernstein
 1 Kingsland Passage
 London
 E8 2BB
 t: 020 7275 7676
 f: 020 7275 9348
 w: levittbernstein.co.uk
 e: post@levittbernstein.co.uk

File.location



EYECATCHER BRUNSWICK



standard notes

1. Do not scale this drawing.
2. All dimensions must be checked on site and any discrepancies verified with the architect.
3. Unless shown otherwise, all dimensions are to structural surfaces.

THIS IS NOT A CONSTRUCTION DRAWING, IT IS UNSUITABLE FOR THE PURPOSE OF CONSTRUCTION AND MUST ON NO ACCOUNT BE USED AS SUCH.

drawing notes

1. Structural Frame
2. Proprietary Glazing
3. Glazed lift and service riser enclosure
4. Opaque glass balustrade

revisions

| date | description |
|-------------|------------------------|
| P1 16.05.14 | Planning issue |
| P2 13.06.14 | Revised Planning issue |
| P3 25.07.14 | Revised Planning Issue |

date

16.05.2014

scale

1:100@A1

drawn checked

* *

File Location

client

Jones Lang LaSalle

drawing

ELEVATION WEST

drawing number

2937a_D_203

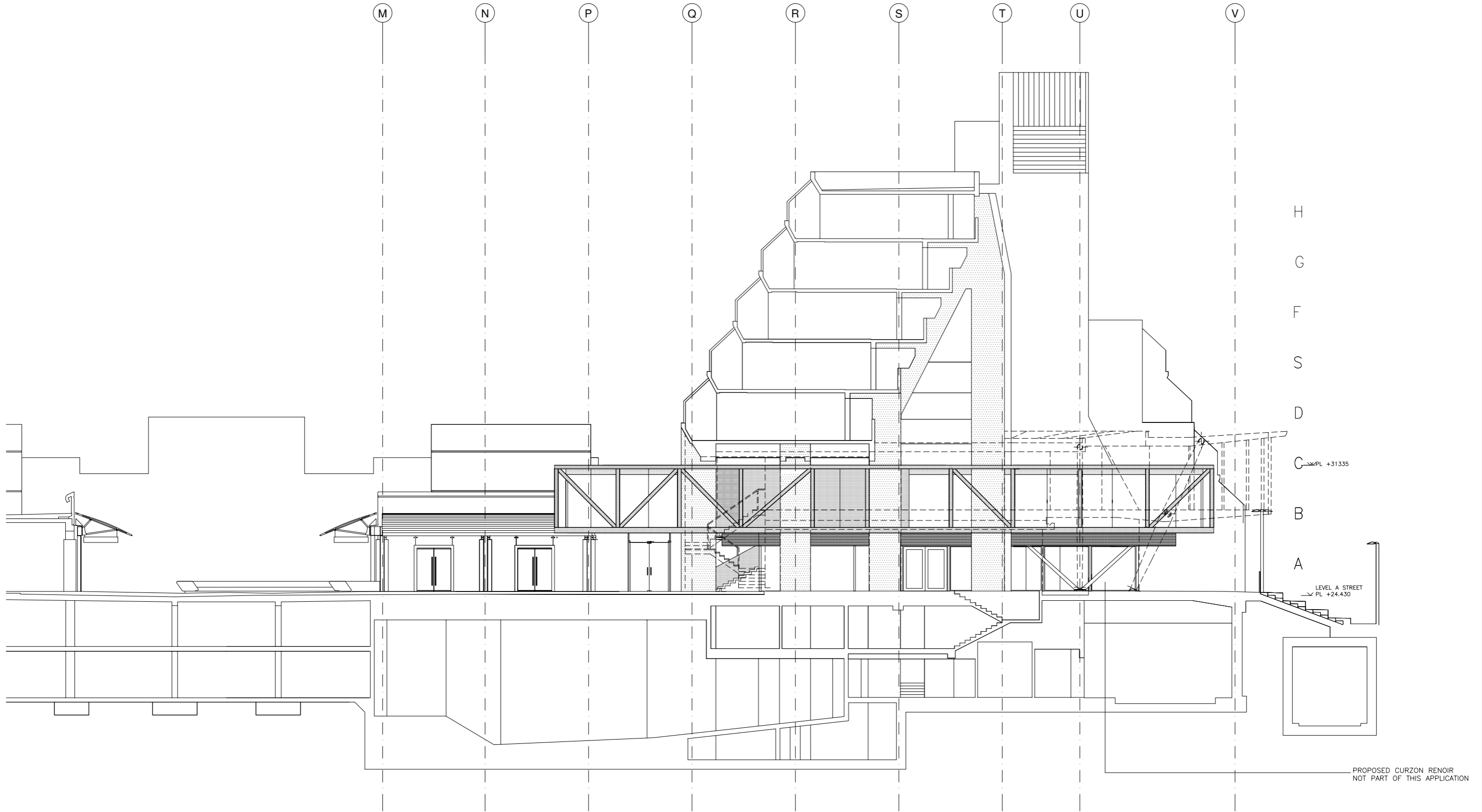
rev

P3

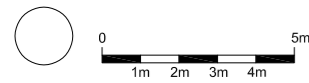
Levitt Bernstein
1 Kingstand Passage
London
E8 2BB

t: 020 7275 7676
f: 020 7275 9348
w: levittbernstein.co.uk
e: post@levittbernstein.co.uk

Levitt Bernstein



ELEVATION E03 SOUTH COMPARISON 1:100



standard notes **drawing notes**

1. Do not scale this drawing.
2. All dimensions must be checked on site and any discrepancies verified with the architect.
3. Unless shown otherwise, all dimensions are to structural surfaces.

THIS IS NOT A CONSTRUCTION DRAWING, IT IS UNSUITABLE FOR THE PURPOSE OF CONSTRUCTION AND MUST ON NO ACCOUNT BE USED AS SUCH.

revisions

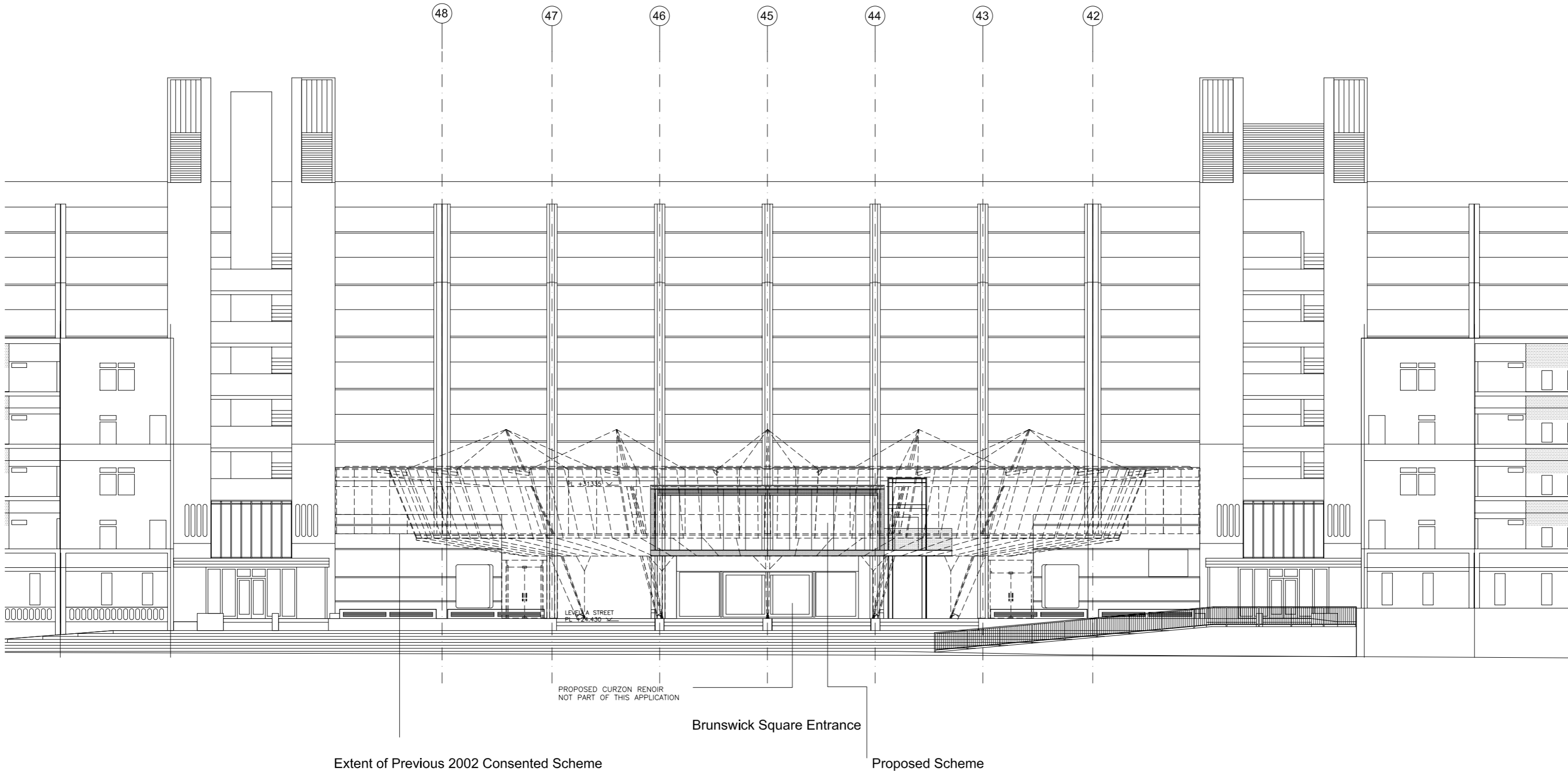
| | | |
|----|----------|------------------|
| P1 | 16.05.14 | Planning issue |
| P1 | 25.07.14 | Revised planning |

EYECATCHER BRUNSWICK

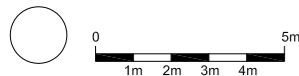
| | |
|--------------------------------------|--|
| date 16.05.2014 | client Jones Lang LaSalle |
| scale 1:100@A1 | drawing ELEVATION - SOUTH COMP |
| drawn ** | checked ** |
| drawing number 2937a_D_205 | rev P3 |

Levitt Bernstein
1 Kingsland Passage
London
E8 2BB
t: 020 7275 7676
f: 020 7275 9348
w: levittbernstein.co.uk
e: post@levittbernstein.co.uk

PROPOSED CURZON RENNOIR
NOT PART OF THIS APPLICATION



ELEVATION E02 EAST COMPARISON 1:100



standard notes

1. Do not scale this drawing.
2. All dimensions must be checked on site and any discrepancies verified with the architect.
3. Unless shown otherwise, all dimensions are to structural surfaces.

THIS IS NOT A CONSTRUCTION DRAWING, IT IS UNSUITABLE FOR THE PURPOSE OF CONSTRUCTION AND MUST ON NO ACCOUNT BE USED AS SUCH.

drawing notes

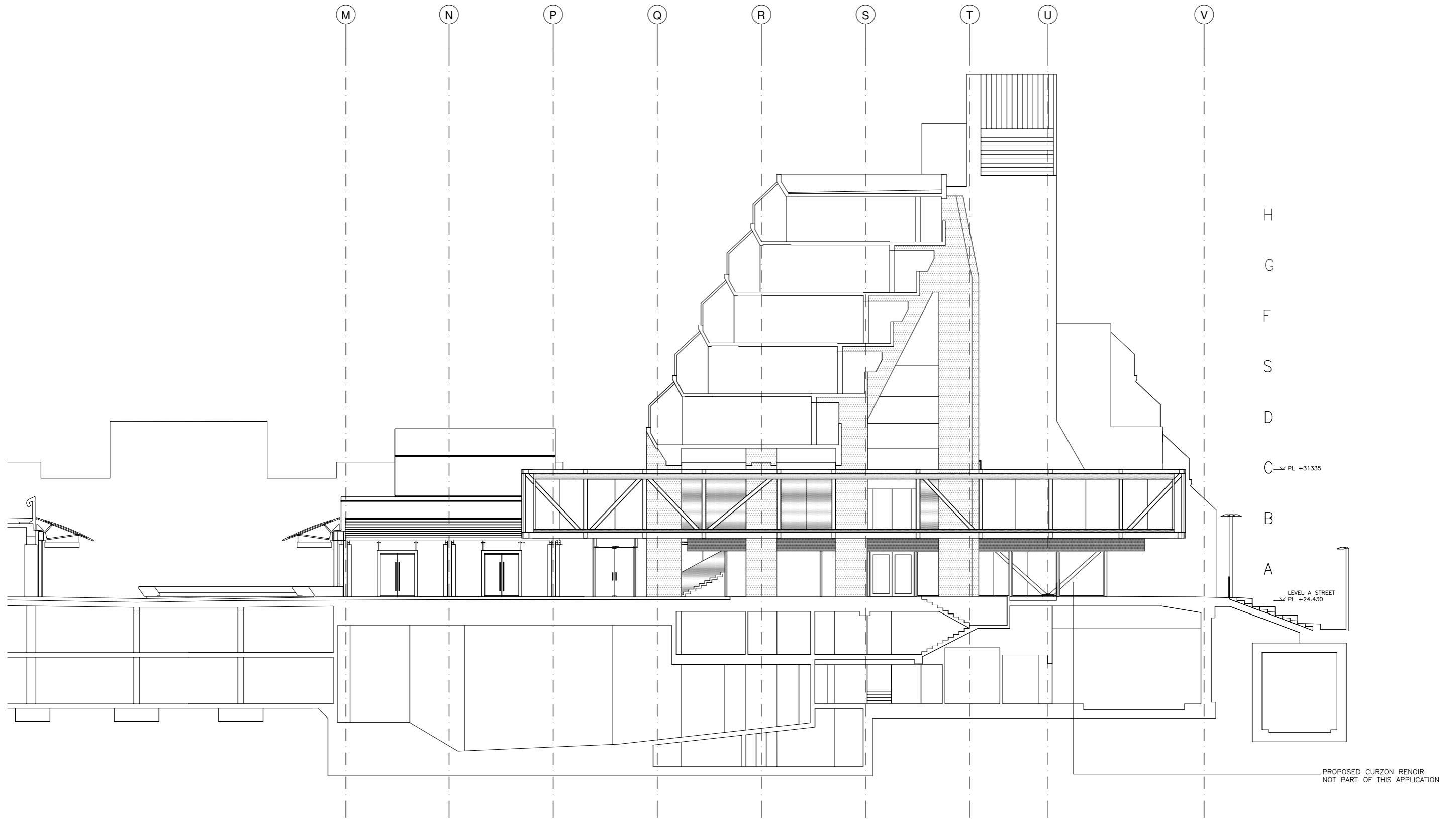
revisions

| | | |
|----|----------|------------------------|
| P1 | 16.05.14 | Planning Issue |
| P2 | 13.06.14 | Revised Planning Issue |
| P3 | 25.07.14 | Revised Planning Issue |

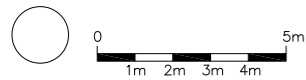
EYECATCHER BRUNSWICK CNTR

| | | | |
|-----------------------|-------------|----------------|---------------------|
| date | 16.05.2014 | client | Jones Lang LaSalle |
| scale | 1:100@A1 | drawing | ELEVATION EAST COMP |
| drawn | * | checked | * |
| drawing number | 2937a_D_206 | rev | P3 |

Levitt Bernstein
1 Kingsland Passage
London
E8 2BB
t: 020 7275 7676
f: 020 7275 9348
w: levittbernstein.co.uk
e: post@levittbernstein.co.uk
Levitt Bernstein



SECTION AA



standard notes

1. Do not scale this drawing.
2. All dimensions must be checked on site and any discrepancies verified with the architect.
3. Unless shown otherwise, all dimensions are to structural surfaces.

THIS IS NOT A CONSTRUCTION DRAWING, IT IS UNSUITABLE FOR THE PURPOSE OF CONSTRUCTION AND MUST ON NO ACCOUNT BE USED AS SUCH.

drawing notes

| revisions | | |
|-----------|----------|------------------------|
| P1 | 16.05.14 | Planning issue |
| P2 | 13.06.14 | Revised Planning issue |
| P3 | 25.07.14 | Revised Planning issue |

EYECATCHER BRUNSWICK

date 16.05.2014 client Jones Lang LaSalle
 scale 1:100@A1 drawing SECTION AA
 drawn ** checked ** drawing number 2937a_D_250 rev P3
 File.location

Levitt Bernstein
 1 Kingsland Passage
 London
 E8 2BB

t: 020 7275 7676
 f: 020 7275 9348
 w: levittbernstein.co.uk
 e: post@levittbernstein.co.uk

Levitt
 Bernstein



DETAIL VIEWS

Materials + Façade Design

The eye catcher has been conceived as a simple glazed box which appears to float above the entrance to the Curzon / Renoir below.

The short elevations read as simple frames enclosing large panel windows; these ensure that the view from Coram fields to the Brunswick concourse is maintained.

The long elevations are inspired by the form and structure of the existing Brunswick and in particular the columns at the Coram fields entrance, these are very dominant vertical elements and are seen as a key feature that defines the architecture of the Brunswick. The proposal has been designed to be integrated with these columns, whilst ensuring that their importance and visual clarity on the existing facade is maintained.

The short elevations have been left clear maintaining an uninterrupted sight line throughout the building.